

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION No:	7/2012/0413/DM
FULL APPLICATION DESCRIPTION:	Demolition of Cleves Cross Grange and erection of 12no. dwellings
NAME OF APPLICANT:	Livin Housing Ltd
ADDRESS:	Cleves Cross Grange, Ferryhill, Co Durham, DL17 8QZ
ELECTORAL DIVISION:	Ferryhill
CASE OFFICER:	Mark O'Sullivan, Planning Officer 03000 261056, mark.o'sullivan@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

The Site

1. The application site is currently occupied by Cleves Cross Grange with associated garden areas to the east and west and a car parking area. Cleves Cross Grange is predominately two storeys in scale but is stepped in height to account for changing levels across the site in an east to west direction. The building is used as a sheltered accommodation complex comprising self contained bedsits. A public footpath forms the perimeter of the site which is open plan in nature, with vehicular access achieved to the south east corner from Morpeth Close, linked to a car parking area serving Cleves Cross Grange.
2. The site is located within the settlement framework for Ferryhill, surrounded in all directions by residential developments of bungalows and two storey dwellings, predominantly arranged in short terraced rows which face onto surrounding green corridors, with vehicular access generally limited to the rear of properties.

The Proposals

3. Planning permission is sought for the demolition of the existing Cleves Cross Grange home and the erection of 12no. bungalows on this footprint, extending into the existing open space to the west. Bungalows would be arranged in short terraced

rows and semi-detached pairs. Each bungalow would provide 2no. bedrooms, with site access to be retained from Morpeth Close, accessing a central parking court area which is overlooked in all directions by the rear elevations of surrounding bungalows. A narrow strip of open space will be retained to the west of the site, with existing open space to the east to remain untouched.

4. The application has been referred to committee in accordance with the Councils scheme of delegation which requires that all major applications for ten or more dwellings be presented before the Planning Committee.

PLANNING HISTORY

5. Outline planning permission (7/1983/0561/DM) was granted in July 1983 for housing development at the site.

PLANNING POLICY

NATIONAL POLICY

6. In March 2012 the Government published the National Planning Policy Framework (NPPF). The framework is based on the policy of sustainable development and establishes a presumption in favour of sustainable development. Three main dimensions to sustainable development are described; economic, social and environmental factors. The presumption is detailed as being a golden thread running through both the plan-making and decision-taking process. This means that where local plans are not up-to-date, or not a clear basis for decisions, development should be allowed.
7. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. Planning Policy Statements and Planning Policy Guidance Notes are cancelled as a result of the NPPF coming into force.
8. The NPPF outlines in paragraph 19 that significant weight should be placed on the need to support economic growth through the planning system. Paragraph 6 of the NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 goes on to set out the three dimensions to sustainable development: economic, social and environmental. The economic role is to contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
9. Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development. Paragraph 17 contains the 12 core land-use principles that planning should underpin decision-taking. These include:
 - be genuinely plan-led, empowering local people to shape their surroundings;
 - proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places that the country needs;

- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- take account of the different roles and character of different areas, promoting the vitality of our main urban areas;
- encouraging the effective use of land by reusing land that has been previously developed, provided it is not of high environmental value;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);
- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and,
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

The above represents a summary of the NPPF considered most relevant the full text may be accessed at: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

REGIONAL PLANNING POLICY

10. *The North East of England Plan - Regional Spatial Strategy to 2021 (RSS)* July 2008, sets out the broad spatial development strategy for the North East region for the period of 2004 to 2021. The RSS sets out the region's housing provision and the priorities in economic development, retail growth, transport investment, the environment, minerals and waste treatment and disposal. Some policies have an end date of 2021 but the overall vision, strategy, and general policies will guide development over a longer timescale.
11. In July 2010 the Local Government Secretary signalled his intention to revoke Regional Spatial Strategies with immediate effect, and that this was to be treated as a material consideration in subsequent planning decisions. This was successfully challenged in the High Court in November 2010, thus for the moment reinstating the RSS. However, it remains the Government's intention to abolish Regional Spatial Strategies when Orders have been made under section 109 of the Localism Act 2011, and weight can be attached to this intention. The following policies are considered relevant:
12. *Policy 2 (Sustainable development)* requires new development proposals to meet the aim of promoting sustainable patterns of development.
13. *Policy 4 (The sequential approach to development)* requires a sequential approach to the identification of land for development.
14. *Policy 7 (Connectivity and accessibility)* planning proposals should seek to improve and enhance sustainable internal and external connectivity and accessibility of the North East.
15. *Policy 8 (Protecting and Enhancing the Environment)* seeks to protect and enhance the environment. This in part should be achieved through promoting high quality design in all development and that it should be sympathetic to the surrounding area.

16. *Policy 24 (Delivering Sustainable Communities)* planning proposals, should assess the suitability of land for development and the contribution that can be made by design.
17. *Policy 30 (Improving Inclusivity and Affordability)* sets broad requirements that, when considering development proposals, address the problem of local affordability in both urban and rural areas and have regard to the level of need for affordable housing.
18. *Policy 38 (Sustainable Construction)* sets out that in advance of locally set targets, major development should secure at least 10% of their energy supply from decentralized or low-carbon sources.

The above represents a summary of those policies considered most relevant. The full text can be accessed at: <http://www.gos.gov.uk/nestore/docs/planning/rss/rss.pdf>

LOCAL PLAN POLICY:

19. *Policy E15 (Safeguarding of Woodlands, Trees and Hedgerows)* expects development proposals to retain important groups of trees and hedgerows wherever possible and replace any trees which are lost.
20. *Policy H17 (Backland and infill housing development)* sets criteria for new backland and infill housing development.
21. *Policy L2 (Open Space in New Housing Development)* sets out minimum standards for informal play space and amenity space within new housing developments of ten or more dwellings.
22. *Policy D1 (General principles for the layout and design of new developments)* requires the layout and design of all new developments to take account of the site's relationship to the adjacent land uses and activities.
23. *Policy D3 (Design for access)* seeks to ensure new development makes satisfactory provision for all road users and pedestrians.
24. *Policy D5 (Layout of new housing development)* sets criteria for the layout of new housing developments.
25. *SPG Note 3 (The layout of new housing)* sets amenity/privacy standards for new residential development.

The above represents a summary of those policies considered most relevant. The full text, criteria, and justifications of each may be accessed at <http://www2.sedgefield.gov.uk/planning/SBCindex.htm>

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

26. *The Highway Authority* has raised no objections to this application.

INTERNAL CONSULTEE RESPONSES:

27. *The Ecology Section* has raised no objection subject to conditions regarding adherence to the mitigation measures set out within submitted Bat Risk Assessment and the timing of site clearance works so as to avoid any impact on nesting birds.

28. *The Arboriculture Officer* has raised no objections to this application, subject to conditions requiring the submission and approval of a landscaping plan for this site and details confirming the location and design of protective fencing for retained trees.

29. *The Design and Historic Environment Section* advises that the proposed dwellings are of a scale and design appropriate to the surrounding context, and accordingly, they raise no objection subject to a condition to control external materials.

PUBLIC RESPONSES:

30. The application has been publicised by way of press and site notices and individual neighbour notification letters. To date, one letter of objection has been received from a nearby resident, who is concerned that the proposals would preclude them and their visitors from having access to existing parking bays.

APPLICANTS STATEMENT:

31. The development would transform this underused building into affordable homes for the over 55s, allowing people from the community to downsize from family homes into more manageable bungalows.

32. A community consultation was held at the site on 30 October 2012, attended by representatives from Livin, the architect and the development team, providing opportunity for local residents to examine the scheme and discuss any questions. Letters were sent to nearby residents and local Councillors inviting people to this event, with feedback forms made available. 6no. feedback forms were returned.

33. The site is Brownfield, reducing pressure to develop Greenfield sites for housing, and would contribute to the local economy by accommodating new residents, helping to support local shops and businesses.

34. The development incorporates quality open space to the east and west, creating an open outlook for both new and existing residents and would provide new open space to the area and retain existing trees where possible.

35. Elevational treatment shall be simple yet robust, reflecting the traditional appearance of surrounding properties.

36. The new dwellings will achieve a Code for Sustainable Homes Level 3, thereby reducing energy consumption and CO2 emissions. All bungalows will be designed to Lifetime Homes Standards providing flexibility and improving access for people with impaired mobility.

37. It is intended to achieve Secured by Design accreditation for the development with the local architectural liaison officer having been consulted and involved in the design of the layout and boundary treatments.

38. There is opportunity to extend the existing highway to the south east corner of the site to introduce turning facilities for larger vehicles such as refuse lorries.

PLANNING CONSIDERATIONS AND ASSESSMENT

39. Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the relevant Development Plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the key issues are the principle of the development, impact on the character of the area, impact on residential amenity, highway safety, open space provision, and ecological and arboricultural implications.

Principle of development

40. The National Planning Policy Framework (NPPF) sets out the Governments overarching objectives for the planning system, promoting sustainable development as a key objective. It is noted that the NPPF does not change the statutory status of the development plan as the starting point for decision making, constituting guidance for Local Planning Authorities and decision-makers both in drawing up plans and as a material consideration in determining applications.

41. Paragraph 49 of the NPPF explains how housing applications should be considered in the context of the presumption in favour of sustainable development. Furthermore, Paragraph 111 of the NPPF explains how planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed, providing it is not of high environmental value.

42. RSS policies 2, 4 and 24 set out sustainable housing objectives, paying regard to a sequential approach to site selection in the delivery of new housing across the region, in achieving sustainable development objectives. Local Plan policies H17 and D5 support new residential development on backland and infill locations where they can achieve a satisfactory means of access and parking provision, satisfactory amenity and privacy for both the new dwellings and existing adjacent dwellings, and where development is in keeping with the scale and form of adjacent dwellings and the local setting of the site.

43. The application site comprises previously-developed land within the settlement of Ferryhill and surrounded in all directions by existing residential development, and is located within close proximity to the main commercial centre of the town as well as nearby key access routes to other settlements. Access and connectivity both throughout this settlement and to neighbouring settlements is good.

44. It is therefore considered that the proposed development would be located in a sustainable location with regard to the NPPF and RSS Policies 2, 4 and 24, which establish sustainable housing objectives and would satisfy RSS Policy 7 in relation to connectivity and accessibility.

45. The dwellings would also be built to Code for Sustainable Homes level 3. The Code seeks to bring about a step change in sustainable building practice for new homes, and is used to guide the design and construction of properties and covers issues of energy/CO₂, pollution, water, health and well-being, materials, management, surface water run-off, ecology, and waste. The sustainability credentials of the development are therefore significantly enhanced by such measures, and to ensure that they are implemented, a condition would be appropriate, and ensures compliance with RSS Policy 38.

46. The proposed dwellings would not be for sale on the open market and would constitute affordable housing having regard to the definition provided in the NPPF. In particular, the dwellings would constitute affordable rented housing, owned and managed by a registered provider ('Livin'). The applicants have identified that there is a demand in the area for housing of the type and form proposed, and would have control over the occupation of the dwellings in perpetuity, and this combined with the numbers of units being below the level where affordable housing is ordinarily required, is such that it is considered that it would not be necessary to control the tenure of the properties by way of a legal agreement.
47. In summary, the redevelopment of the site for residential purposes to provide affordable housing represents a sustainable form of development which accords with the NPPF's presumption in favour of sustainable development.

Impact on the character of the area

48. The NPPF and Local Plan Policies H17 and D1 both seek to promote good design in new developments, ensuring a comprehensive and coordinated approach to new development which takes into account adjacent land uses and activities. Where necessary, landscaping should be incorporated into a scheme of this nature.
49. This site is already in residential use, surrounded by short terraces of residential bungalows in all directions, with 2 storey development to the south east. Open space presently separates this site from adjacent land uses to the east and west, with public footpaths forming a perimeter of the site. The proposed development would see the demolition of the existing site, involving the erection of 12no. bungalows extending beyond the original development footprint over the existing open space to the west.
50. The density and scale of the proposed development would be generally consistent with the predominant character of the surrounding area, being single storey in nature to reflect existing surrounding developments, whilst forming short terraces and semi detached pairs which would blend with surrounding development patterns, whilst focusing parking to the rear. Dwellings would also be of a simple yet functional appearance which would blend into their surroundings without appearing incongruous or out of place.
51. Taking account of the advice of the Design and Historic Environment Section, it is considered that the proposed dwellings respect surrounding development in terms of siting and scale, not appearing incongruous to their setting, being of a sympathetic design, which would be further integrated into its surroundings through the introduction of a soft landscaping scheme. Such detail is to be controlled by way of condition as is control over building materials and finishes. As such the proposals comply with design principles set out in the NPPF, RSS Policy and Local Plan Policies H17 and D1.

Impact on residential amenity

52. Local Plan Policies H17 and D5 and Supplementary Planning Guidance Note 3 (SPG3) seek to make provision for adequate amenity and privacy standards for existing and proposed dwellings when assessing new residential development through establishing minimum separation guidelines. It is considered that careful regard has been given to the placement of the proposed dwellings, showing consideration to existing properties which surround the site in all directions.

53. Submitted plans show all proposed dwellings to benefit from sufficient levels of front and rear garden private amenity space which would not encroach into or detrimentally impact existing neighbouring amenity space in terms of overlooking. Furthermore, owing to the orientation of the dwellings, there would be no primary elevations of neighbouring properties directly overlooking each other within short distances.
54. Owing to the layout, orientation and positioning of the proposed dwellings, it is noted that the rear elevations of plots 1 and 2 would fall within 8m, of the side elevation of plot 5, with the rear of plots 7 and 8 falling within 8m of proposed plot 9. The only side facing windows overlooking these rear elevations would serve bathrooms, with any approval to be carefully conditioned so as to ensure these windows are obscurely glazed in the interests of privacy. This condition has been worded so as to ensure all side facing bathroom windows in all plots are obscured in the interests of privacy.
55. Although a separation of only 8m is not ideal, the single storey nature and orientation of these dwellings would ensure that these small separation distances would not lead to significant overbearing impact or overshadowing of other dwellings to an unacceptable level. As such, the proposal satisfactorily achieves sufficient privacy levels and private amenity space to the front, rear and sides and accords with Local Plan Policies H17 and D5, as well as SPG3.
56. Whilst there would also be an inevitable increase in levels of traffic associated with the site than that which exists in its present use, it is considered that the levels of traffic associated with 12no. 2 bed bungalows aimed at older residents would not be likely to lead to such significant levels of traffic that it would have an unacceptable affect in terms of noise and disturbance for existing occupiers of adjacent properties. The scheme is therefore considered to accord with Policy D5 in this respect.

Highway safety

57. Local Plan Policies H17 and D3 both seek to ensure new development achieves a satisfactory means of access and adequate parking provision, showing regard to highway safety principles.
58. The proposed layout provides for the creation of a central parking court with twelve parking spaces for prospective residents, whilst four car parking spaces would be provided adjacent to the open space to the east. The Highway Authority has raised no objection to the proposal, noting the 133% parking provision to be achieved whilst also having regard to the levels of traffic that would be associated with the development. The scheme has been amended at the request of the Highway Authority in order to provide a 1.8m wide footpath to the front of proposed plots 9-12 and to the side of plot 8, which could be considered for adoption. The proposals are therefore considered to accord with Policies H17 and D3 in this regard.
59. The concerns raised by a local resident with regard to the loss of their parking space have been noted, however, this parking takes place on land in private ownership as opposed to the public highway, and as such, the use of this land is beyond the objectors control. In undertaking consultation with local residents prior to the submission of the application, the applicants advised local residents who were using the site for car parking that they would no longer be able to do so. However, as highlighted above, the scheme would provide four public car parking spaces linked to the development, which will be adopted as public highway and which be available for use by the wider community.

Open space provision

60. Local Plan Policy L2 seeks to ensure the provision of open space within or adjacent to housing developments of 10 or more dwellings, requiring every 10 dwellings, a minimum of 100m² of informal play space and 500sqm of amenity space is expected, equating in this case to some 720sqm of open space. Where this level cannot be provided, either fully or in part, an in lieu commuted sum equivalent to £1000 per dwelling, would be required. The proposed layout would provide some 1017sqm of retained open space towards the eastern and western site boundaries. However, the majority of this open space, around 725sqm, is on moderately sloping ground rising from west to east, and as such, although it offers an important visual benefit in terms of a setting to the development, it does not necessarily provide significant recreational benefits, thus not meeting the policy objectives for open spaces in residential development. Accordingly, and following negotiations with the applicants a commuted sum of £6000 would be provided, and this would be secured by way of a S106 Legal Agreement in the form of a unilateral undertaking. Accordingly, the scheme is considered to comply with Policy L2.

Ecology

61. The application is accompanied by an extended phase 1 survey with bat risk assessment. The survey advises that there were no field signs, internally or externally, that the building was being used by bats. There may be some risk that individual non-breeding bats use the building, and accordingly there is some, albeit low risk that protected species could be affected. The Ecology Section has raised no objections to the proposal, subject to conditions requiring adherence to the mitigation and recommendations set out within the submitted bat risk assessment and sensitive site clearance works. It is considered that subject to adherence to the proposed ecology conditions, the proposals would not have significant effects on protected species, such that a licence would not be required and consideration of the derogation test set out in the Habitats Regulations is not required. The proposals are considered to satisfy the provisions of section 11 of the NPPF in this regard.

Arboricultural implications

62. The Arboriculture Section has raised no objections to this proposal, subject to a condition requiring the submission of a detailed landscaping scheme and details and plans of protective fencing for protected trees. Subject to adherence to the conditions of approval, the proposals would satisfy the provisions of Local Plan Policy E15 which seeks to ensure the retention and protection of trees and hedgerows.

CONCLUSION

63. The principle of infill residential development on the boundary of an existing residential settlement, and on previously developed, Brownfield land is considered acceptable given its sustainable location and compliance with the aims of the NPPF and relevant development plan policies. The proposed scale, layout and density of the development is considered sympathetic to surrounding development and the local setting, without detracting significantly from the local street scene or character of the area. Furthermore, with no detrimental impact upon highway safety, ecology, trees, or neighbouring privacy/amenity, this proposal is considered acceptable, whilst giving particular regard to open space provision.

64. The proposed development is therefore considered to accord with relevant national, regional and local plan policies, and subject to the imposition of appropriate planning conditions, approval of the application is recommended.

RECOMMENDATION

That the application be **APPROVED** subject to the completion of a Section 106 Obligation to secure the payment of a commuted sum in lieu of adequate on site open space provision and the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. Development hereby approved shall be carried out in strict accordance with the following approved plans:
2272-D-00-03-C (Proposed site plan), received 30 January 2013
2272-D-00-04 (Site sections), received 27 November 2012
2272-D-00-05 (Bungalow plan and elevations, plots 1-4), received 27 November 2012
2272-D-00-06 (Bungalow plan and elevations, plots 5-6), received 27 November 2012
2272-D-00-07 (Bungalow plan and elevations, plots 7-8), received 27 November 2012
2272-D-00-08 (Bungalow plan and elevations, plots 9-12), received 27 November 2012
2272-D-00-09 (Enclosure details), received 27 November 2012
Reason: For the avoidance of doubt and in the interests of proper planning.
3. Notwithstanding any details of materials submitted with the application no development shall commence until details of the make, colour and texture of all walling and roofing materials have been submitted to and approved in writing by the Local planning authority. The development shall be constructed in accordance with the approved details.
Reason: In the interests of the appearance of the area and to comply with Policy D1 (General principles for the layout and design of new developments) of the Sedgefield Borough Local Plan.
4. Development shall commence until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. No tree shall be felled or hedge removed until the landscape scheme, including any replacement tree and hedge planting, is approved as above. Any submitted scheme must be shown to comply with legislation protecting nesting birds and roosting bats.

The landscape scheme shall include accurate plan based details of the following: Trees, hedges and shrubs scheduled for retention; details of hard and soft landscaping including planting species, sizes, layout, densities, numbers; details of planting procedures or specification; finished topsoil levels and depths; details of temporary topsoil and subsoil storage provision; seeded or turf areas, habitat creation areas and details etc; details of land and surface drainage; and, the establishment maintenance regime, including watering, rabbit protection, tree stakes, guards etc.

The local planning authority shall be notified in advance of the start on site date and the completion date of all external works.

Trees, hedges and shrubs shall not be removed without agreement within five years.

Reason: In the interests of the visual amenity of the area and to comply with policy H17 (Backland and infill housing development) of the Sedgefield Borough Local Plan.

5. All planting, seeding or turfing and habitat creation in the approved details of the landscaping scheme shall be carried out in the first available planting season following the practical completion of the development.

No tree shall be felled or hedge removed until the removal/felling is shown to comply with legislation protecting nesting birds and roosting bats.

Any approved replacement tree or hedge planting shall be carried out within 12 months of felling and removals of existing trees and hedges.

Any trees or plants which die, fail to flourish or are removed within a period of 5 years from the substantial completion of the development shall be replaced in the next planting season with others of similar size and species.

Replacements will be subject to the same conditions.

Reason: In the interests of the visual amenity of the area and to comply with policy H17 (Backland and infill housing development) of the Sedgefield Borough Local Plan.

6. No development shall take place unless in accordance with the mitigation and recommendations detailed within the protected species report 'An extended phase 1 survey, bat risk assessment and code for sustainable homes assessment of Cleves Cross Grange, Ferryhill, E3 Ecology Ltd, September 2012'.

Reason: To conserve protected species and their habitat in accordance with Part 11 of the NPPF.

7. Any on site vegetation clearance should avoid the bird breeding season (March to end of August), unless the project ecologist undertakes a checking survey immediately prior to clearance and confirms that no breeding birds are present. The survey shall be submitted to and approved in writing by the Local Planning Authority prior to the removal of vegetation during the bird breeding season.

Reason: To conserve protected species and their habitat in accordance with Part 11 of the NPPF.

8. The development hereby approved shall achieve a Code for Sustainable Homes minimum rating of level 3, in accordance with details that shall be submitted to and approved by the local planning authority showing that: prior to the commencement of development, the development has been registered for formal assessment by a licensed Code assessor to achieve a Code for Sustainable Homes Design Certificate level 3; and, prior to the first occupation of the development, the development has achieved a Code for Sustainable Homes post construction certificate level 3, or alternative.

Reason: In order to minimise energy consumption and to comply with RSS Policy 38.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) all glass to be used in the side facing elevations of plots 1 – 12 (not including plots 10 and 11) serving the proposed bathroom areas shall be obscure to level 3 or higher of the Pilkington scale of privacy or equivalent as may be previously agreed in writing by the Local planning authority.

Reason: In the interests of the privacy of the neighbouring occupier and to comply with policy H17 (Backland and infill housing development) of the Sedgfield Borough Local Plan.

10. No development shall commence until a topographical plan illustrating all trees to be retained (individually numbered) and their associated root protection areas, and trees to be removed has been submitted to and approved in writing by the local planning authority.

Reason: In the interests of the visual amenity of the area and to comply with policy E15 (Safeguarding of woodland, trees and hedgerows) of the Sedgfield Borough Local Plan.

11. No development shall take place until details and plans of protective fencing for retained trees has been submitted, inspected and approved by the Local Planning Authority. The location and design of protective fencing details shall follow the guidelines set out in BS 5837:2012 Trees in relation to construction, design and demolition. Works shall be carried out in accordance with the approved details thereafter.

Reason: In the interests of the visual amenity of the area and to comply with policy E15 (Safeguarding of woodland, trees and hedgerows) of the Sedgfield Borough Local Plan.

REASONS FOR THE RECOMMENDATION

1. In the opinion of the Local Planning Authority the proposal represents an acceptable infill housing development in terms of its impact upon the character of the area, access, parking, and the privacy and amenity of surrounding residents.
2. The decision to grant planning permission has been taken having regard to the National Planning Policy Framework, Policies 2, 4, 7, 8 and 24, 30 and 38 of the RSS for the North East, and Policies E15, H17, L2, D1, D3 and D5 of the Sedgfield Borough Local Plan, and to all relevant material considerations, including Supplementary Planning Guidance Note 3.
3. In arriving at this recommendation, all objections and other views expressed have been considered, however, on balance, they are considered to not be overriding in this case.

STATEMENT OF PROACTIVE ENGAGEMENT

The Local Planning Authority have worked with the applicant in a positive and proactive manner in, providing detailed pre-application advice which has influenced the current submission and ensured the timely reporting of the application to Planning Committee.

BACKGROUND PAPERS

Submitted Application Forms and Plans

National Planning Policy Framework (NPPF)

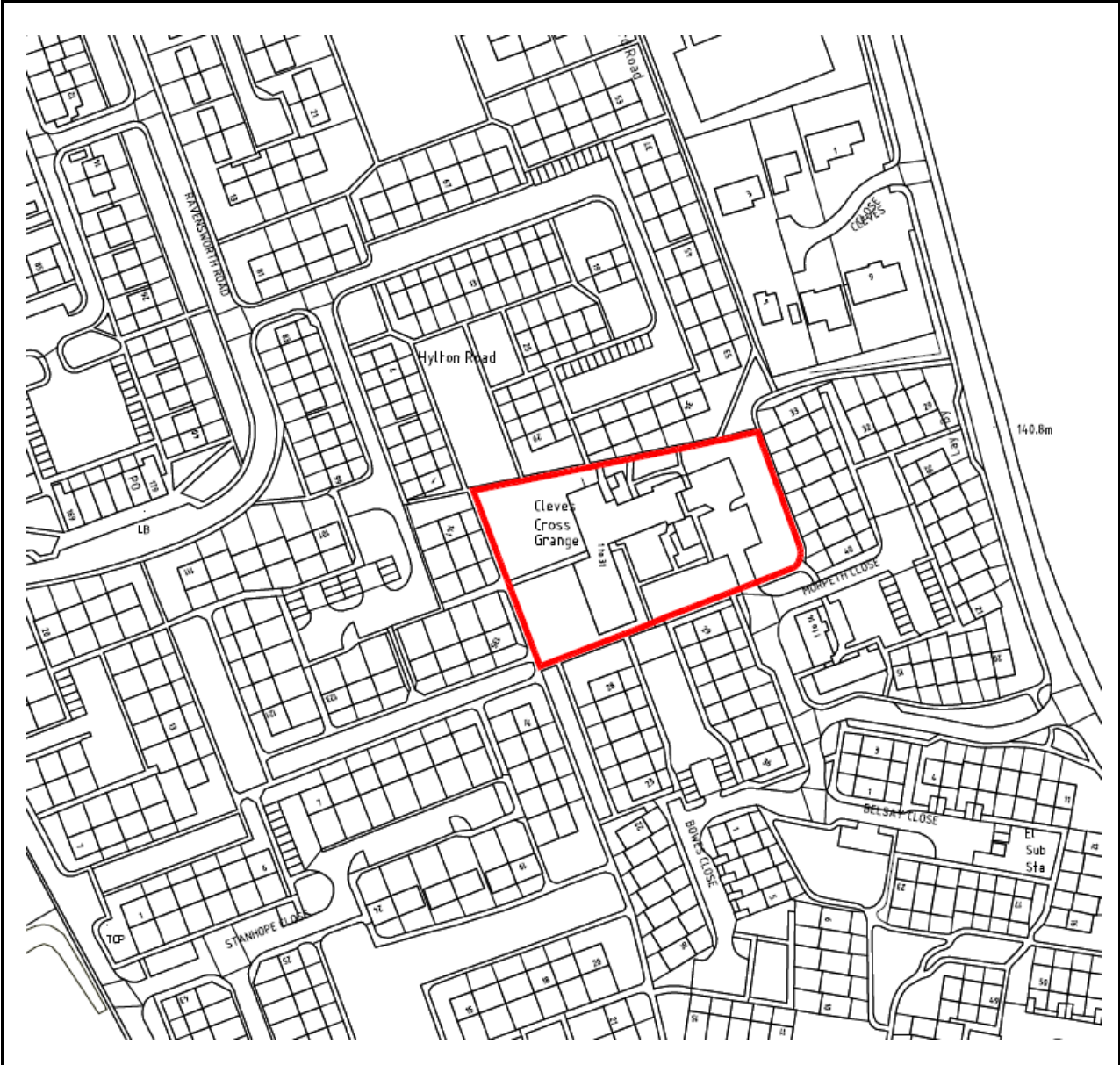
Regional Spatial Strategy

Sedgefield Borough Local Plan 1996

Consultation response from the Highway Authority

Internal responses from the Arboriculture and Ecology Sections

Public responses from neighbouring resident




Durham
County Council

Planning Services

Demolition of Cleves Cross Grange and erection of 12no. dwellings at Cleves Cross Grange, Ferryhill, Co Durham, DL17 8QZ

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceeding. Durham County Council Licence No. 100022202 2005

Comments	
Date 21 February 2013	